142.0	0008	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,800 /	856,800
					USE VALUE:	856,800 /	856,800
					ASSESSED:	856,800 /	856,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAIGAMWALLA DARIUS Z/ TTE	
Owner 2:	DARIUS Z NAIGAMWALLA REVOCABL	
Owner 3:	TRUST	
Street 1:	98 NEWPORT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	NAIGAMWALLA DARIUS Z -
Owner 2:	-
Street 1:	98 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1938 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5383.000	386,100	5,500	465,200	856,800
Total Card	0.124	386,100	5,500	465,200	856,800
Total Parcel	0.124	386,100	5,500	465,200	856,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.22 | /Parcel: 442.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92205
GIS Ref	
GIS Ref	
Insp Date	01/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	386,100	5500	5,383.	465,200	856,800		Year end	12/23/2021
2021	101	FV	374,600	5500	5,383.	465,200	845,300		Year End Roll	12/10/2020
2020	101	FV	374,600	5500	5,383.	465,200	845,300	845,300	Year End Roll	12/18/2019
2019	101	FV	287,700	5500	5,383.	436,100	729,300	729,300	Year End Roll	1/3/2019
2018	101	FV	292,700	5500	5,383.	360,500	658,700	658,700	Year End Roll	12/20/2017
2017	101	FV	292,700	5500	5,383.	331,400	629,600	629,600	Year End Roll	1/3/2017
2016	101	FV	292,700	5500	5,383.	302,400	600,600	600,600	Year End	1/4/2016
2015	101	FV	276,500	5500	5,383.	296,600	578,600	578,600	Year End Roll	12/11/2014

!11048!

PRINT

Date	Time
12/30/21	11:48:45

LAST REV

Date	Time
09/21/21	15:49:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11048

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAIGAMWALLA DAR	78651-56	1	9/8/2021	Convenience	1	No	No		
MITRI THOMAS J/	54956-16		7/6/2010		559,000	No	No		
WILLIAMS CAITLI	26801-125		11/4/1996		259,100	No	No		Y

USER DEFINED

Prior Id # 1:	92205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2008	1375	Manual	5,300					repair fr porch/st
9/17/1993	496		5,000					12X15 WDK
6/11/1993	260	Manual	500					REPAIR WALL

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2018	Inspected	HS	Hanne S
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/28/2009	Entry Denied	336	PATRIOT
4/28/2000	Inspected	283	PATRIOT
11/15/1999	Measured	256	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5383		Sq. Ft.	Site		0	80.	1.08	9									465,190						465,200	

Total AC/HA:	0.12358	Total SF/SM:	5383	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	465,190	Spl Credit		Total:	465,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	20	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31921601
Const Adj.:	1.00769961
Adj $ / SQ:	179.465
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474290
Depreciation:	88218
Depreciated Total:	386072

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

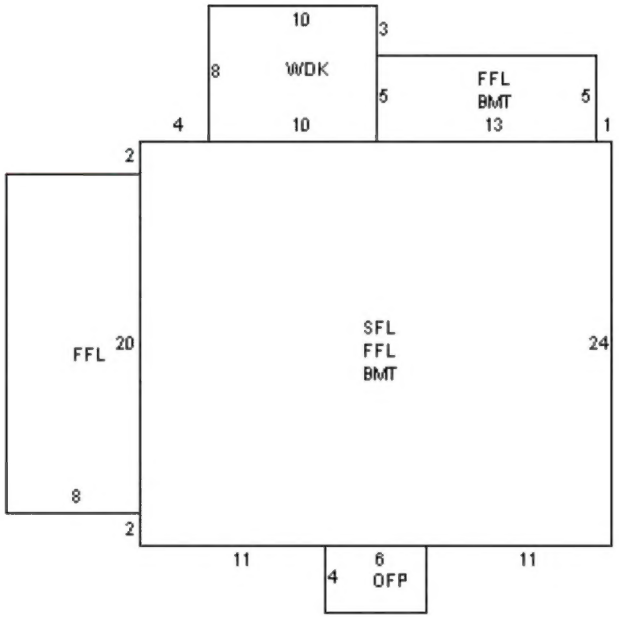
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	197.41
Special Features:	0	Val/Su Net:	160.21
Final Total:	386100	Val/Su SzAd	246.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	897	179.470	160,980
BMT	Basement	737	86.140	63,488
SFL	Second Floor	672	179.470	120,601
WDK	Deck	80	16.120	1,290
OFP	Open Porch	24	44.340	1,064
	Net Sketched Area:	2,410	Total:	347,423
Size Ad	1569	Gross Area	2410	FinArea 1938

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

142.0-0008-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	GD	1960	21.94	T	30	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500